

CHAPTER NO. 451

SENATE BILL NO. 1525

By Ramsey, Miller, Crowe

Substituted for: House Bill No. 1422

By Williams

AN ACT Relative to eviction authority of landlords.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. (a) Fourteen (14) days notice by a landlord shall be sufficient notice of termination of tenancy for the purpose of eviction of a residential tenant, if the termination of tenancy is for one (1) of the following reasons:

(1) Tenant neglect or refusal to pay rent that is due and is in arrears, upon demand;

(2) Damage beyond normal wear and tear to the premises by the tenant, members of the household, or guests; or

(3) The tenant or any other person on the premises with the tenant's consent willfully or intentionally commits a violent act or behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants, the landlord, the landlord's representatives or other persons on the premises.

If the notice of termination of tenancy is given for one (1) of the reasons set out in subsection (a)(1) or (a)(2) and the breach is remediable by repairs or the payment of rent or damages or otherwise and the tenant adequately remedies the breach prior to the date specified in the notice from the landlord, the rental agreement will not terminate. If substantially the same act or omission which constituted a prior noncompliance of which notice was given recurs within six (6) months, the landlord may terminate the rental agreement upon at least fourteen (14) days' written notice specifying the breach and the date of termination of the rental agreement.

(b) For all other defaults in the lease agreement, a thirty (30) day termination notice from the date such notice is given by the landlord shall be required for the purpose of eviction of a residential tenant.

(c) This section shall not apply to a tenancy where the rental period is for less than fourteen (14) days.

SECTION 2. Nothing in this act shall be construed to apply to rental property located in any county governed by the Uniform Residential Landlord and Tenant Act.

SECTION 3. This act shall take effect July 1, 1999, the public welfare requiring it.

PASSED: May 27, 1999


JOHN S. WILDER
SPEAKER OF THE SENATE


JIMMY NAIFEH, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 17th day of June 1999


DON CONQUIST, GOVERNOR